



MJS ENGINEERING, PC

CIVIL •
ENVIRONMENTAL •
CONSULTING ENGINEERING •

5 RAILROAD STREET, P.O. BOX 359, NEWMARKET, NH 03857 PHONE: (603) 659-4979, FAX: 659-4627

E-mail: mjs@mjs-engineering.com

June 5, 2013

RECEIVED
Town of Durham

JUN 05 2013

Planning, Assessing,
Zoning & Code Enforcement

Mr. Michael Behrendt AICP
Dir. Of Planning and Community Development
15 Newmarket Road
Durham, NH 03824

Re: Design review application for 44 & 46 Main Street Tax Map 4 Lots 4 & 5.

Dear Michael;

Please find enclosed the following information as application for a design review meeting with the planning board;

1. Application and fee
2. Abutters list
3. Letter of Authorization
4. Conceptual Plan

The intent is to present a conceptual redevelopment plan for the property located at 44 & 46 Main Street. This concept proposes the removal of the existing two one story commercial buildings on the lot and constructing a new three story mixed use building. The building would include commercial on the first floor and two upper floors of residential units. Lot 4 is approximately 7,841 sq. ft. (0.18 acres), with approximately 62' of frontage on Main Street and lot 5 is approximately 3,920 sq. ft. (0.09 acres) with approximately 28' of frontage on Main Street. The parcels are surrounded by commercial and mixed use buildings in the center of town.

The intent is to present a concept to show the maximum building footprint that can be constructed on the lots based on the current zoning regulations. The owner has previously engaged in discussions with the Town departments and abutters for alternative design options to provide pedestrian access through the property connecting the UNH parking lot and Pettee Brook Road with Main Street. These discussions will continue throughout the conceptual development process.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Michael J. Sievert P.E.
President

REQUEST FOR PRE-APPLICATION REVIEW

\$234.⁰⁰
pd. 6/15
Case #
13280

Note: This form and all required information must be filed at least 21 calendar days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 15 Newmarket Road, Durham NH 03824.

1. Name and mailing address of applicant

MJS Engineering, P.C.

P. O. Box 359

Newmarket, NH 03857

Phone number: (603)659-4979

2. Name, Mailing Address and Telephone Number of Owner of Record if other than Applicant:

Lot 4: Hayden Family Realty Trust Lot 5: R&S Hayden Development, LLC

P. O. Box 576

P. O. Box 576

Durham, NH 03824

Durham, NH 03824

Phone number: (603)674-4834 Roger Hayden

3. Location of Proposed Development:

44 & 46 Main Street

Durham, NH 03824

4. Tax Map 4 Lot Number 4 & 5

5. Type of Development Demolition and reconstruction of new mixed use building

6. Is this a request for Conceptual Consultation X Design Review

7. Abutters: Attach a separate sheet listing the Durham Tax Map and Lot number, name and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

RECEIVED
Town of Durham

JUN 05 2013

Planning, Assessing,
Zoning & Code Enforcement

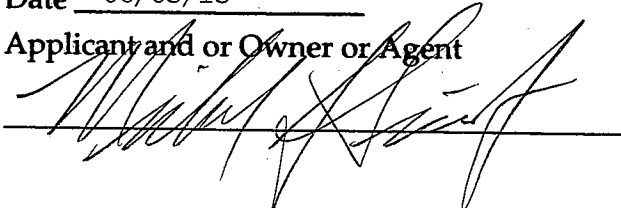
8. Items on the attached Pre-Application Review Checklist

9. Costs: Advertising 150.00
Abutters Notification 84.00 (includes applicant and/or owner)
Total: \$234.00

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and requirements.

Date 06/03/13

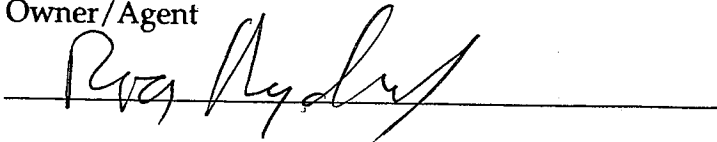
Applicant and or Owner or Agent



"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

Date 06/03/13

Owner/Agent



RECEIVED
Town of Durham

JUN 05 2013

Planning, Assessing,
Zoning & Code Enforcement

June 3, 2013

Durham Planning Board
15 Newmarket Road
Durham, NH 03824

Dear Chairperson:

I hereby authorize Michael J. Sievert, P.E of MJS Engineering, P.C. to represent me at the Durham Planning Board and technical review committee meetings for site plan review approval. The subject parcels are shown on Tax Map 4 as Lots 4 & 5 and are located on 44 & 46 Main Street.

Sincerely;



Roger Hayden
Hayden Family Realty Trust
R & S Hayden Development, LLC